

**Community Preservation Committee
Public Meeting of
October 19, 2004, 5:00 PM**

Members Present: David Nicolau, Chairman, Tim Hazel, Margaret Carroll-Bergman, Elaine Anderson, Eric Dray, Barnett Adler, Stephen Milkewicz and Bill Dougal

Public Meeting

A quorum was established and David Nicolau, Chair, called the meeting to order at 5:00 PM.

1. *Public Statements*

There were no public statements.

2. *Minutes*

A motion was made to accept the minutes of the October 8th meeting with changes.

Moved by: Elaine Anderson

Seconded by: Eric Dray

Yea: 5 Nay: 0

There were two abstentions, Bill Dougal and Stephen Milkewicz, as they were not at the meeting.

3. *Homework*

David Nicolau asked the Committee members if they came up with any priority lists as he requested at the last meeting. Mr. Nicolau stated that he took the Community Housing Report of 2004 and highlighted items for emphasis. He went over the Lincoln's Sharpless' report and Eric Dray reminded that they had asked her to qualify the material. Margaret Carroll-Bergman will contact the Chamber of Commerce for other businesses and information.

The emphasis should be made on importance, i.e., 1-10 most important of whom to lend money to.

Ms. Bergman listed the following, as the items she thinks are most important regarding affordable housing:

- a. The CPC would be the funding source of last resort after obtaining funding from other sources.
- b. What projects CPC funds would be as long as the law would allow.
- c. Building new housing projects to get new families and hold onto families already in Town.
- d. Keep affordable housing.

Eric Dray listed two items:

- a. Preserve unofficial affordable housing and turn them into official affordable housing.
- b. Open space development to preserve affordable housing.

Tim Hazel felt there was a great need for a Mission Statement and Plan. Money given towards helping people stay in Provincetown should be with rent help, etc.

Elaine Anderson stated that the CPC guidelines are clear and there is a need for a Mission Statement. She reminded the members that the CPC is the “bank” and to focus on the community and try to preserve it.

David Nicolau listed three items of importance:

- a. Urgency – projects that create units in the shortest amount of time.
- b. Projects in the Growth Management By-laws.
- c. Seasonal housing.
- d. Middle income units.

Bill Dougal brought up the article in the *Banner* regarding Truro affordable housing and that it will be important on the water supply in Provincetown. He thinks that the CPC has to “think big” and should build affordable housing as soon as possible and approach the National Seashore for land.

A general discussion ensued regarding land that can be developed for affordable housing in Provincetown.

Barnett Adler stated that the larger the project, the longest it would take. He would like to see emphasis in rent and purchases. He also said that it is important to keep zoning districts and to change zoning to create more housing. The Mission Statement would narrow down where the CPC can go.

David Nicolau said there was a need for an immediate plan for small projects as well as looking at larger projects.

Stephen Milkewicz made comment regarding open space and Snail Road and to build and keep part of the land natural.

Bill Dougal suggested surveying various sources for their needs such as business, the arts, elderly, etc. in the community.

Eric Dray suggested requesting Ted Malone to get information regarding applicants for affordable housing.

David Nicolau asked if the Board of Selectmen would move in the direction of getting DPW, Air Force and National Seashore properties for affordable housing.

Creating a Mission Statement should be accomplished before getting involved with the National Seashore, suggested Eric Dray. Tim Hazel suggested that other sources of funds should be looked into such as from the Cape Cod Commission and Massachusetts Housing Authority.

The Chairman asked the members that two items were important. Can the CPC get behind the Community Housing Report – 2004 and use it as a basis? There was a general discussion regarding housing, subsidiaries, allotted funds, etc.

Ms. Bergman suggested having a series of public meetings to help evaluate what the people want and need.

Next Meeting

The dates for the next two meetings were decided upon: Friday, November 5th at 3:00 PM and Tuesday, November 16th at 5:00 PM.

Elaine Anderson will email the Nantucket Act to the members and it will be discussed at the next meeting and to see

their Mission Statement. The members suggested agenda items and the Chair would send the agenda for the next meetings to the members.

A motion was made to adjourn the meeting at 7:15 PM.

Moved by: Eric Dray

Seconded by: Tim Hazel

Yea: 8 Nay: 0

Respectfully Submitted
Joel Glasser

Approved by: _____ on _____
David Nicolau, Chairman Date